

RIGHT-OF-WAY VACATION PLAT
HIGHVIEW DRIVE VACATION

A VACATION OF A PORTION OF HIGHVIEW DRIVE AS SHOWN IN WALDEN III FILING 2, EL PASO COUNTY, COLORADO
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

This is a Plat
Amendment, not a
vacation plat. Please
revise.

KNOW ALL MEN BY THESE PRESENTS:

That the County of El Paso, State of Colorado, being the owner of the following described

Legal Description: Please include the two lots adjacent to the right of way in this legal description

That portion of Highview Drive laying southwesterly of Woodhaven Drive, all in Walden III Filing 2 (Plat Book K-2, Page 40), El Paso County, Colorado

Containing a calculated area of 20,494 square feet (0.47048 acres), more or less.

BOARD OF COUNTY COMMISSIONERS

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Chair, Board of County Commissioners Date
Planning and Community Development Director Date

Planning and Community Development Director Date

This will need to be titled WALDEN III FILING 2A

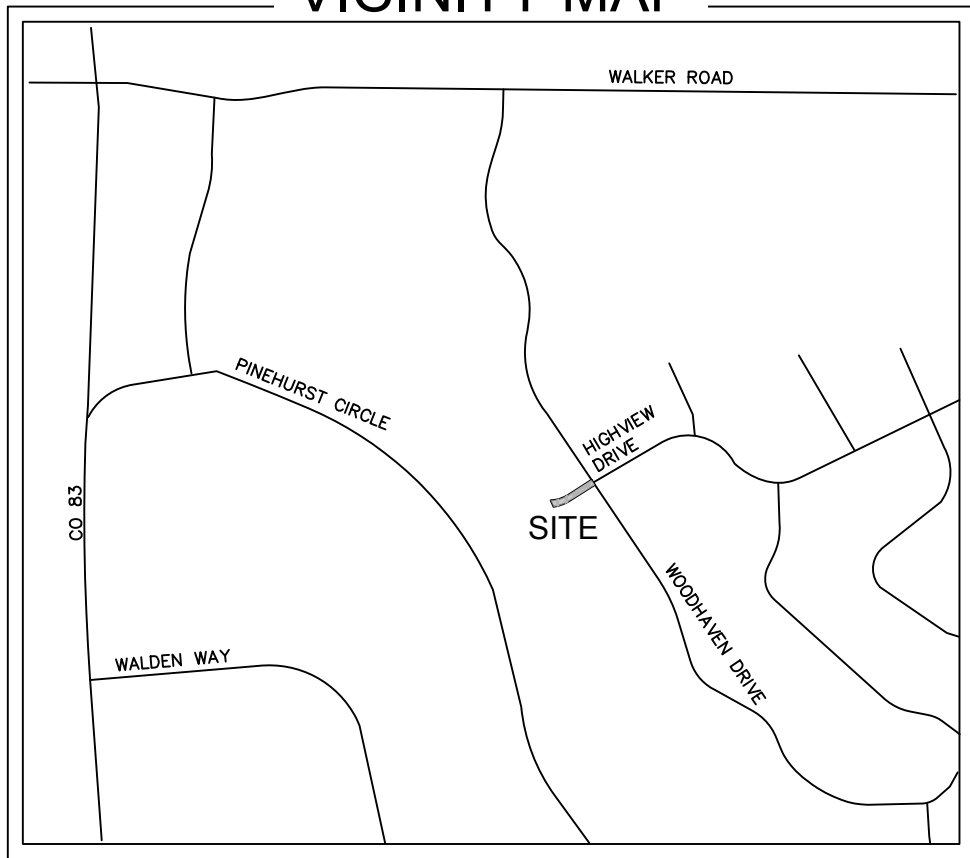
WALDEN III

LOT 44

HIGHVIEW DRIVE
(PLATTED AS HIGHVIEW)
60' PUBLIC RIGHT-OF-WAY

WOODHAVEN DRIVE
60' PUBLIC RIGHT-OF-WAY

VICINITY MAP



LOT 43

FILING 2

The plat drawing should include two drawings. One showing the properties "as platted" and one showing them "as re-platted". Please include the adjacent properties in these drawings and how their configuration will change with the vacation of this roadway.

Please also depict easements discussed in the Letter of Intent

TRACT B
WALDEN PRESERVE 2,
FILING No. 5

Is a drainage easement needed here from the pond outfall from Tract B? Please coordinate with the Walden Metro District.

Easements for the trail and water line need to be shown on as As Replatted drawing. These elements were depicted on the Walden Preserve 2 Preliminary Plan SP185. If easements have previously been recorded, please include reception numbers. If easements have not yet been recorded, reference a note where the reception number can be filled out. Please record the easements prior to this vacate/replat recording.

- 1) (P) - Denotes platted distance.
(M) - Denotes measured distance and/or bearing
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. Being public right-of-way, no reseach into easements or rights-of-way or record was performed.
- 3) Basis of bearings is the southwesterly line of Highview Drive, monumented as shown and assumed to bear North 38 degrees 45 minutes 45 seconds East.
- 4) This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0315 G, effective date, December 7, 2018.
- 5) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- 6) The lineal units used in this drawing are U.S. Survey feet.
- 7) Fencing shall not prevent access to utility lines or conflict with utility equipment.

Please include a note stating "The plat notes, conditions, and restrictions of Walden III Subdivision Filing 2 will remain in effect for Lots 43A and 44A.

SURVEYOR'S CERTIFICATE:

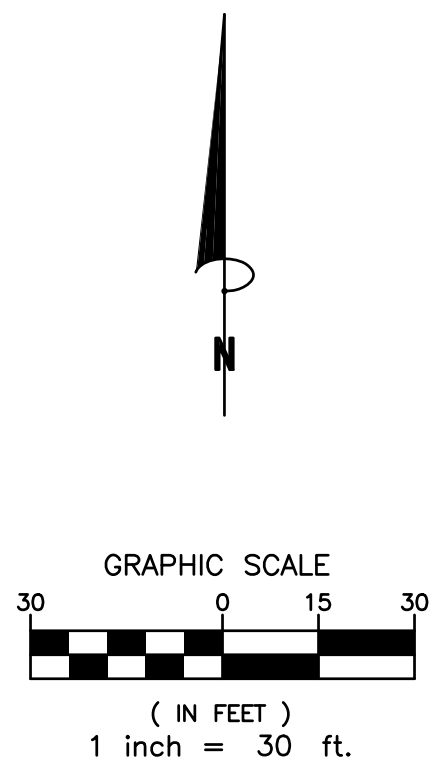
I Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

This statement is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this _____ day of _____, 20____.

Mark S. Johannes
Colorado Professional Land Surveyor #32439
For and on behalf of Compass Surveying & Mapping, LLC

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM
INFO@SURVEYINGCOLORADO.COM



RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock
____M., this ____ day of _____, 20____, A.D., and is duly recorded
under Reception No. _____ of the records of El Paso County,
Colorado.

STEVE SCHLEIKER, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

PCD FILE NO: _____

REVISIONS:			PROJECT NO.	26134
			DATE:	AUGUST 20, 2026
			DRAWN BY:	JMJ
			CHECKED BY:	MSJ
			SHEET:	1 OF 1